

53763

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. 71 PAGE 6710

This Indenture Witnesseth, THAT LEE M. ROUNDY and MARJORIE L. ROUNDY, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto WAYNE C. CHURCH and MARY ANNE CHURCH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 7 and 14, PONDOSA.

Subject to: Reservations as set out in the plat and dedication of the Subdivision of Pondosa; Right of Way, including the terms and provisions therefrom, to The California Oregon Power Co., recorded July 21, 1948, in Volume 223 at page 81, and recorded September 16, 1948, in Volume 225 at pages 105 and 107, Deed Records of Klamath County, Oregon; Easement, created by instrument, including the terms and provisions thereof, recorded May 19, 1964, in Book 353 at page 125 Deed Records, in favor of Pacific Power & Light Co. for right of way for electric transmission purposes over the Northwest corner of Lot 7.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 17th day of June, 1971.

(SEAL) Lee M. Roundy (SEAL)

(SEAL) Marjorie L. Roundy (SEAL)

STATE OF OREGON, County of Klamath) ss. June 17th, 1971
Personally appeared the above named Lee M. Roundy and Marjorie L. Roundy, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wileen D. Goehner
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:

Transamerica Title Insurance Co.

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 28 day of JUNE, 1971, at 3:25 o'clock P.M., and recorded in book M-71 on page 6710. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By [Signature] County Clerk-Recorder
Deputy

FEE \$1.50